

## MORTGAGE FORECLOSURE DEED

STATE OF ALABAMA       )  
COUNTY OF SHELBY       )

**KNOW ALL MEN BY THESE PRESENTS, That,**

**WHEREAS**, heretofore, on to-wit: June 13, 2002, Gregory N. Johnson and Vita Johnson, husband and wife, Mortgagors, executed a certain mortgage to AmSouth Bank, said mortgage being recorded in Instrument No. 20020619000288940, in the Probate Office of Shelby County, Alabama; and

**WHEREAS**, the said AmSouth Bank transferred and assigned said mortgage and the debt thereby secured to GMFS, L.L.C., being recorded in Instrument No. 20020807000372060, being further assigned to Mortgage Electronic Registrations Systems, Inc., being recorded in Instrument No. 20040427000216780, being lastly assigned to Central Mortgage Company, a corporation, being recorded in Instrument No. 20070827000402390, aforesaid records, and Central Mortgage Company, is now the holder and owner of said mortgage and debt.

**WHEREAS**, default was made in the payment of the indebtedness secured by said mortgage, and the said, Central Mortgage Company, as Transferee, did declare all of the indebtedness secured by the said mortgage, due and payable, and said mortgage subject to foreclosure as therein provided and did give due and proper notice of the foreclosure of said mortgage in accordance with the terms thereof, by U. S. Mail and by publication in The Shelby County Reporter, a newspaper of general interest and circulation published in Shelby County, Columbiana, Alabama in its issues of February 20, 27 and March 5, 2008; and

**WHEREAS**, on March 19, 2008, the day on which the foreclosure sale was due to be held under the terms of said notice between the legal hours of sale, said foreclosure sale was duly and properly conducted, and the Central Mortgage Company, as Transferee, did offer for sale and sell at public outcry, in front of the Courthouse door, Main Entrance, Shelby County, Columbiana, Alabama, the property hereinafter described; and

**WHEREAS**, the highest and best bid obtained for the property described in the aforementioned mortgage was the bid of Central Mortgage Company in the amount of One Hundred Eighty Four Thousand, Seventy Eight and 37/100 Dollars (\$184,078.37) which sum was offered to be credited on the indebtedness secured by said mortgage, and said property was thereupon sold to Central Mortgage Company; and

**WHEREAS**, W. L. Longshore, Jr. conducted said sale on behalf of the said Central Mortgage Company; and

**WHEREAS**, said mortgage expressly authorized the person conducting said sale to execute to the purchaser at said sale a deed to the property so purchased;

**NOW, THEREFORE**, in consideration of the premises and the credit of One Hundred Eighty Four Thousand, Seventy Eight and 37/100 Dollars (\$184,078.37), Gregory N. Johnson and Vita Johnson, husband and wife, Mortgagors, by and through the said Central Mortgage Company, as Transferee, do grant, bargain, sell and convey unto Central Mortgage Company, the following described real property situated in Shelby County, Alabama, to-wit:

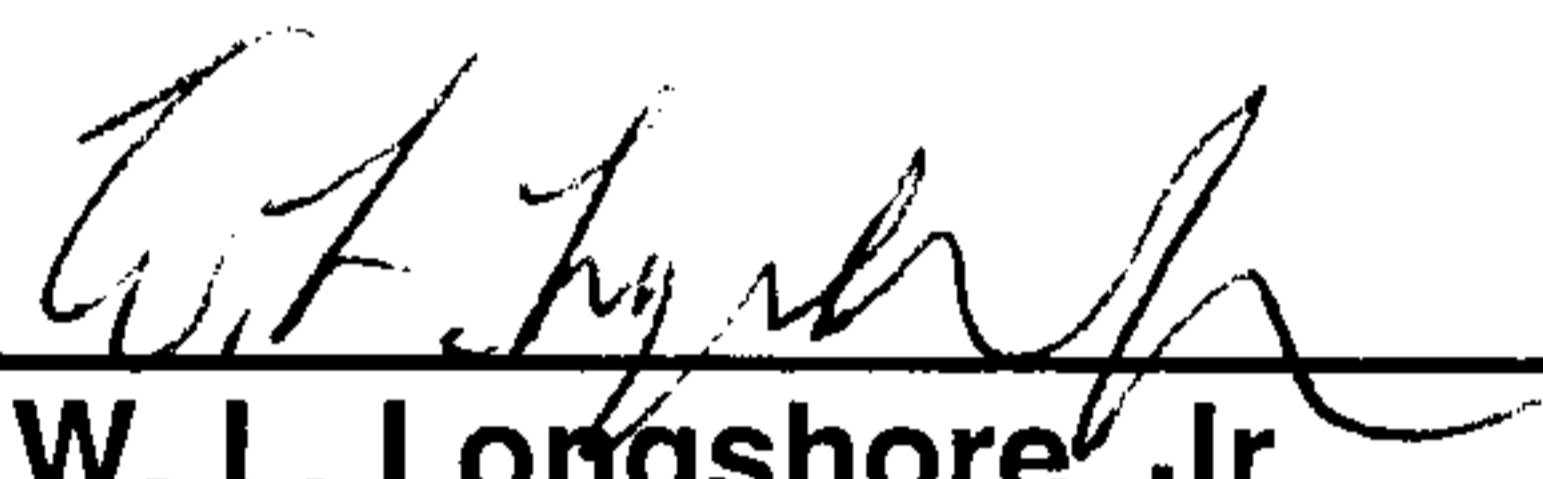
Lot 55, according to the Survey of Oak Ridge, 2<sup>nd</sup> Sector, as recorded in Map Book 10, Page 50 A & B. in the Probate Office of Shelby County, Alabama

**TO HAVE AND TO HOLD**, the above described property unto Central Mortgage Company, its successors and assigns forever; subject, however, to the statutory right of redemption on the part of those entitled to redeem as provided by the laws of the State of Alabama.

**IN WITNESS WHEREOF**, the said Gregory N. Johnson and Vita Johnson, husband and wife, Mortgagors, by the said Central Mortgage Company, as Transferee, by W. L. Longshore, Jr., as auctioneer conducting said sale caused these presents to be executed on this the 19th day of March, 2008.

**GREGORY N. JOHNSON  
AND  
VITA JOHNSON,  
HUSBAND AND WIFE,  
MORTGAGORS**

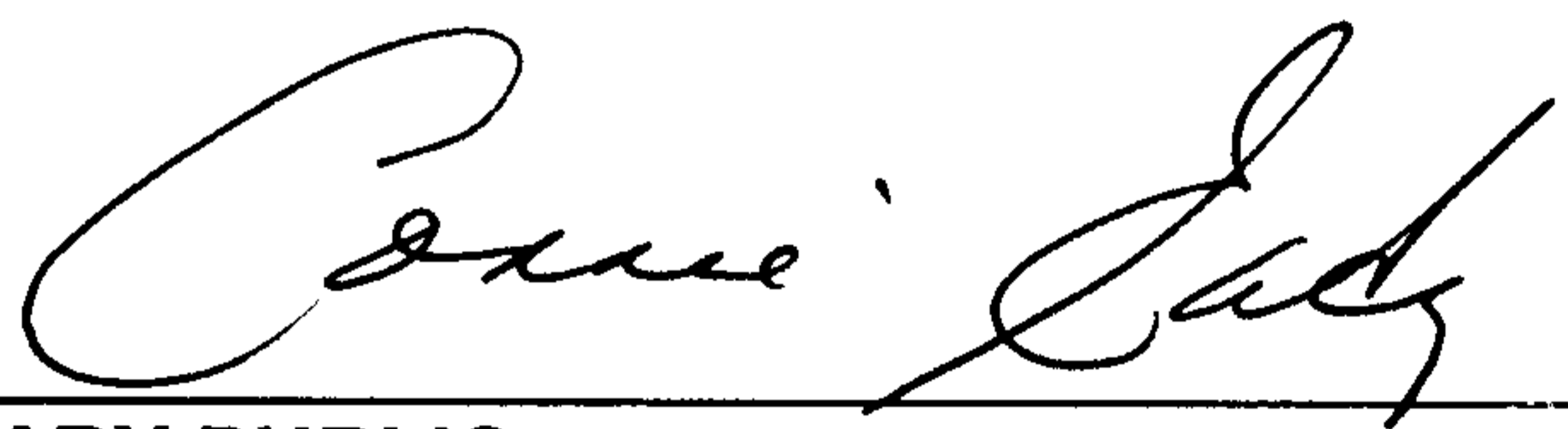
**By: CENTRAL MORTGAGE COMPANY,  
TRANSFeree**

By:   
W. L. Longshore, Jr.  
Auctioneer

**STATE OF ALABAMA )  
JEFFERSON COUNTY )**

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that W. L. Longshore, Jr. whose name as auctioneer for the said Central Mortgage Company, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day, that, being informed of the contents of this conveyance, he, in his capacity as such auctioneer, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 19<sup>th</sup> day of March, 2008.

  
NOTARY PUBLIC  
My Commission Expires: 07/10/2010

**THIS INSTRUMENT PREPARED BY:**  
W. L. Longshore, Jr.  
Longshore, Buck & Longshore, P.C.  
2009 Second Avenue North  
Birmingham, Alabama 35203-3703  
(205) 252-7661

**ADDRESS OF GRANTEE:**  
**CENTRAL MORTGAGE COMPANY**  
801 John Barrow Road, Suite 1  
Little Rock, Arkansas 72205